

AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
December 04, 2018

The Flathead County Board of Adjustment will meet on **Tuesday, December 04, 2018** beginning at 6:00 P.M. in the **2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste. 200 Kalispell, Montana 59901.**

****Please turn off all cellular telephones.***

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. ***Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, December 04, 2018.***

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the October 2, 2018 minutes**
- C. Board members disclose any conflict of interests**
- D. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- E. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. FCU-18-10** A request from Lisa Batten for a conditional use permit to operate a commercial kennel on a lot located within the Echo Lake Zoning District. The property is located at 645 Echo View Drive, and is zoned SAG-5 (*Suburban Residential*). The property contains approximately 5 acres.
 - 2. FZV-18-04** A request from Jason & Kristy Williams for a variance to Section 5.01.030(2) of the Flathead County Zoning Regulations (FCZR), "*No accessory structures except fences or hedges shall be constructed in any front yard. Accessory structures shall not be located any closer than five (5) feet to a rear or side lot line. Signage shall be located on a lot in conformance to the requirements of Chapter V.*" The applicant would like to place a garage in the front yard of the property located at 2475 Mission Trail near Kalispell, MT within the Evergreen Zoning District. The property is currently zoned R-2 (One-Family Limited Residential) and contains 0.868 acres.
 - 3. FCU-18-11** A request from Daniel & Nikole Vigil for a conditional use permit for a 'Home Occupation' for a metal fabrication shop on a lot located within the Bigfork Zoning District. The property is located at 9180 Highway 35 in Bigfork, MT and is zoned R-1 (*Suburban Residential*). The property contains approximately 1.6 acres.
 - 4. FCU-18-12** A request from Sands Surveying, Inc. and Mark Gillette, on behalf of John & Linda Erfle, for a conditional use permit to build two (2) tri-plexes on property located within the Bigfork Zoning District. The property is located at 155 Jewel Basin Court and is zoned B-3 (*Community Business*). The property contains approximately 0.5 acres.
 - 5. FCU-18-13** A request from Glacier Nordic Club on behalf of FH Stoltze Land & Lumber Company for a conditional use permit to allow for a 'Low Impact Recreational Facility' on property located within the Haskill Basin Estates Zoning District. The property is located on Haskill Basin Road near Whitefish, MT and is zoned AG-20 (*Agricultural*). The applicant is requesting the permit to allow for the use of the property as a parking lot on approximately 120 acres for nearby cross country skiing opportunities.
- F. Old Business**
- G. New Business**
- H. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.